

**Pointe Services Association, Inc.
Board of Directors – Board Meeting
November 24, 2025**

Attendance

ExCom Members – Wendy Mangin, President; Jack Krajnak, Vice President; Diane Nead (Zoom), Treasurer; Jennifer Kopke, Secretary; Michael Siscoe, At Large; Kristy Radcliffe (Zoom), At Large; Steve Pyrz, At Large

Board Members – Laura Domanski, Bay Pointe; Allison Becker, Bay View; Alan Hogan, Eagle Bay; Meg Fairman, Greenridge; Sarah Laros (Zoom), Eagle Cove; Dakota Rogers/Proxy & Sub John Larson, Fairway Knoll; Rich Samuelson, Front Nine; John Menne (Zoom), Harbour Pointe; Robbie Robertson, LaSalle's Woods; Gail Miller, Pointe Cove; David Gray (Zoom), Pointe Retreat; Don Arbogast, Water's Edge 1; Dan Dodge, Water's Edge 2; Sandra Hulse/Proxy & Sub Brianna Reed, Woodridge; Ellen Arnholter (Zoom), Eastbay

Members Absent – James Bottorff, Courtyard; Pammy Rogers, Eagle Bay 2;

Owners – Eight owners signed in as attending

Guests – Jeff Schroeder, Kemper; Kathleen Welsh, F& B Kemper

MEETING CALLED TO ORDER 6:00pm – Wendy Mangin, President

MOTION – Motion to approve the minutes from the, October 30, 2025, Board Meeting made by Gail Miller and seconded by Robbie Robertson, Passed Unanimously.

FOOD AND BEVERAGE UPDATE – Kathleen Welsh, Kemper Food & Beverage; Jeff Schroeder, Kemper

- Two hundred were served at the Thanksgiving Dinner
- Plan reduction of kitchen/restaurant hours in January to 8:00pm on Sunday, Monday and Tuesday.
- Tailgate in the Nest parking lot from 5:30 to 7:30 and the B1G game airing in the nest with some food and beverage available for \$25 per person on after 7:30 on 12/6/2025. Information will be sent out to owners and on the Community F/B page
- The restaurant loyalty reward program should be ready for roll out by 1/1/2026

GOLF UPDATE – Jeff Schroeder, Kemper

- Obtaining quotes for new fountains in ponds on #1 and #4
- A new scheduling system is being implemented to keep labor costs under better control
- Golf financial update indicated Golf revenue was up for October over projection
- Work with Rich Samuelson and Dan Dodge to identify a new pool vendor for next season
- 2026 Golf memberships are available and selling]
- No maintenance work is to proceed without Board approval of estimates
- Asked that Harmony Garden contract and work include Pointe landscaping and garden maintenance
- F&B Survey results by January
- Mackie will continue with snow removal

FINANCIAL REPORT/BUDGET – Diane Nead, Treasurer

- Proposed 2026 budget is \$915,000 which includes a 15% (\$10 a month PSA dues increase)
- Review and discussion of the proposed budget occurred.

MOTION: Increase the PSA dues by \$10.00 a month beginning January 1, 2026. Don Arbogast made the Motion and Robbie Robertson seconded the Motion. The Motion passed with none opposed and is approved.

MOTION: Terminate the Mackie Contract with a sixty (60) day notice given on January 1, 2026 and the termination of the Contract effective March 1, 2026. Robbie Robertson made the Motion and Gail Miller seconded the Motion. The Motion passed, and is approved.

MOTION: Approve the budget as presented and revised (addition of Harmony Gardens/\$15,000 into Kemper budget). Alison Becker made the motion and Dan Dodge seconded the Motion. The Motion passed unanimously and is approved.

UPDATE ON SAHM'S CLAIM – Wendy Mangin

- No response from Sahm's Attorney to the PSA Attorney letter to be sent 9/26/25 with settlement claim

SIGNAGE ISSUE: Wendy Mangin

- Sarah Laros, who is employed with Eagle Pointe Realty, was locked from Zoom during this discussion
- No response to PSA Attorney letter sent to the sign owner's attorney with PSA request

MOTION: Let Eagle Pointe Realty Attorney know that the PSA Board is staying with the \$5,000 annual offer to keep the sign in the current location for a one (1) year term (12 months).

Motion made by Rich Samuelson and Laura Domanski seconded.

Motion passed unanimously and is approved.

PSA COMMITTEES FOR 2026 – Wendy Mangin

- The following committees were suggested for PSA members
Golf, Food and Beverage
Buildings and Grounds
Security
Finance
Strategic Planning
Communication
Entertainment
Etc.
- Wendy will appoint Chairpersons and Volunteers will be recruited

NEXT MEETINGS:

Executive Committee – December 8, 2025

PSA Board Meeting – December 17, 2025

ADJOURN – 8:08pm

Respectfully Submitted,
Jennifer R. Kopke, PSA Corporate Secretary

MOTION to approve the Minutes from the November 24, 2025 meeting was made at the December 17, 2025 PSA Board Meeting by Dakota Rogers, seconded by Robbie Robertson and passed unanimously.